Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	101/18 WHITEHORSE ROAD BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$888,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
204/21 QUEEN STREET BLACKBURN VIC 3130	$550,000	16-Apr-25
307/21 QUEEN STREET BLACKBURN VIC 3130	$532,500	28-Jul-25
202/10 MAIN STREET BLACKBURN VIC 3130	$616,000	09-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 August 2025

OBrien Real Estate

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204/21 QUEEN STREET BLACKBURN VIC 3130

2 2 1

Sold Price **$550,000** Sold Date **16-Apr-25**

Distance **1.08km**



307/21 QUEEN STREET BLACKBURN VIC 3130

2 2 1

Sold Price RS **$532,500** Sold Date **28-Jul-25**

Distance **1.08km**



202/10 MAIN STREET BLACKBURN VIC 3130

2 2 1

Sold Price RS **$616,000** UN Sold Date **09-Jul-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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